

**MINUTES OF A MEETING OF  
THE LEMON GROVE CITY COUNCIL, LEMON GROVE HOUSING AUTHORITY, LEMON  
GROVE SANITATION DISTRICT BOARD, LEMON GROVE ROADWAY LIGHTING DISTRICT  
BOARD, AND LEMON GROVE SUCCESSOR AGENCY  
September 16, 2014**

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**Call to Order**

Members present: Mary Sessom, Howard Cook, George Gastil, Jerry Jones, and Racquel Vasquez.  
Members absent: None.

City Staff present: Graham Mitchell, City Manager; Dave DeVries, Principal Planner; Carol Dick, Development Services Director; Leon Firsht, City Engineer; Susan Garcia, City Clerk; James P. Lough, City Attorney; Mike James, Public Works Director; Sgt. Sandoval, Sheriff's Department; Rick Sitta, Fire Chief; Tim Smith, Deputy Fire Chief; and Cathleen Till, Finance Director.

**Changes to the Agenda**

Graham Mitchell noted that Consent Calendar item 1.E requires an amendment. Mayor Sessom noted that item 1.E will be pulled for discussion after item No. 6.

**Presentations**

Mayor Sessom presented the Hispanic Heritage Month Proclamation to John Valdez, Director of the Oral History Project.

Mayor Sessom presented the 2014 National Preparedness Month Proclamation and Chief Rick Sitta and Mona Freels provided Heartland Fire & Rescue's emergency preparedness presentation.

**Public Comment**

Theresa Simmons reported on vehicle speeding on Citronella Street and requested speed calming humps.

John L. Wood commented on a Reader article regarding the Pacific Imperial Railway and on the Sheriff's Department response to recent incidents.

**1. Consent Calendar**

- A. Approval of City Council Minutes**  
September 2, 2014 Regular Meeting
- B. Ratification of Payment Demands**
- C. Waive Full Text Reading of All Ordinances and Resolutions on the Agenda**
- D. City of Lemon Grove Semi-Annual Investment Report (January 1 – June 30, 2014)**

**Action: Motion by Councilmember Cook, seconded by Mayor Pro Tem Jones, to approve the Consent Calendar except for item 1.E passed, by the following vote:**

**Ayes:           Sessom, Cook, Gastil, Jones, Vasquez**

**2. Public Hearing to Consider Planned Development Permit Modification PDP06-013M and Tentative Map Revision TM0055 Modifying an Approved 22 Unit Condominium Project on a 0.8 Acre Vacant Lot Located on the Northwest Corner of Golden Avenue and Washington Street**

Dave DeVries explained that on December 4, 2007, the City Council approved a Planned Development Permit and Tentative Map entitling 22 condominium units to be constructed on the northwest corner of Golden Avenue and Washington Street. The current approvals expire December 4, 2016. Since the initial project was approved, a new owner has taken control of the property.

The project is a modification request for a major subdivision (condominium map) and a planned development for 22 rowhome condominium units and common areas including six off-street parking spaces, common drive- and walk-ways, and a common open space area with an open play lawn, picnic table, and barbecue pit. Each rowhome consists of a 1,614 sq. ft. living area, three-bedrooms, two-bathrooms, a two-car garage, and two decks. The proposed grading includes approximately 320 cubic yards (cy) of cut and 7,720 cy of fill. An up to a 26 foot high retaining wall is proposed along the northerly property line.

On August 11, 2014, the applicant submitted a complete application for the proposed modifications. During the application process, the Engineering Department determined that allowing two-way traffic southbound on Washington Street from Broadway to the project's proposed driveway (the condition previously approved) was not ideal and began an investigation into alternative design solutions. The applicant agreed to improve the full width of Washington Street between Golden Avenue and the driveway entrance into Anna's Family Restaurant (includes full right-of-way improvements fronting the project site and approximately 110 feet north of the project site). The Engineering Department determined that excess right-of-way existed on Washington Street fronting the subject property and agreed that a three foot vacation should be included in the project because the solution included reducing the width of the right-of-way. As a result, the actual acreage of the property increased and allows the 22 dwelling units without applying the density bonus provision—the affordability restriction is no longer required. Other minor site modifications are proposed.

Mayor Sessom opened the public hearing.

Public Speaker(s)

Carlos Garbiras, project developer, spoke on behalf of the project and was available for questions.

**Action: Motion by Councilmember Gastil, seconded by Mayor Pro Tem Jones, to close the public hearing and adopt the resolution passed, by the following vote:**

**Ayes: Sessom, Cook, Gastil, Jones, Vasquez**

**Resolution No. 2014-3282:** Resolution of the City Council of the City of Lemon Grove, California Approving Tentative (Condominium) Map Revision TM0055 Authorizing the Subdivision of a 0.80 Acre Parcel into Twenty-Two Condominium Lots and One Common Lot on an Undeveloped Site at the Northwest Corner of Golden Avenue and Washington Street, Lemon Grove, California

### **3. Option Agreement and Real Estate Purchase and Sale Agreement with the San Diego Community Land Trust**

Graham Mitchell reported that on June 20, 2006 and June 19, 2007, the former Lemon Grove Community Development Agency (Agency) and a developer entered into loan agreements for the development of nine townhome units at 8084 Lemon Grove Way. The former Agency provided loans in the amount of \$750,000 of redevelopment housing bond funds and the developer agreed to construct affordable “for sale” units. As a result of the housing market crash beginning in 2008, the developer could not secure financing to construct the project. As such the developer defaulted on the loan from the former Agency. The collateral for the loan was the parcel at 8084 Lemon Grove Way—a 20,340 square foot lot with a Residential Medium/High zoning designation.

On June 17, 2014, the City Council entertained an offer from the San Diego Community Land Trust to purchase 8084 Lemon Grove Way. The City Council directed staff to negotiate a purchase agreement based on the offer made.

The San Diego Community Land Trust agrees to develop and construct nine townhome-style units consistent with the property’s current entitlements. The plans may be modified and will require obtaining City approval. The San Diego Community Land Trust will sell the townhomes as affordable units, targeting homebuyers within the 80 percent to 120 percent San Diego Area Median Income at the time of sale or resale. The units will remain affordable for a 99-year period. A 99-year ground lease and recorded covenant will ensure its affordability status.

#### Public Speaker(s)

Jean Diaz, San Diego Community Land Trust, spoke about the benefits of the project to the community.

**Action: Motion by Mayor Pro Tem Jones, seconded by Councilmember Cook, to adopt the resolution passed, by the following vote:**

**Ayes: Sessom, Cook, Gastil, Jones, Vasquez**

**Resolution No. 2014-3284:** Resolution of the City Council of the City Of Lemon Grove, California Approving an Option Agreement and a Real Estate Purchase and Sale Agreement With The San Diego Community Land Trust for the Parcel Identified as 8084 Lemon Grove Way (APN 475-450-19-00)

Mayor Sessom noted that the second resolution for item No. 2 was missed and requires a vote.

**Action: Motion by Mayor Pro Tem Jones, seconded by Councilmember Gastil, to adopt the resolution passed, by the following vote:**

**Ayes: Sessom, Cook, Gastil, Jones, Vasquez**

**Resolution No. 2014-3283:** Resolution of the City Council of the City of Lemon Grove, California Approving Planned Development Permit Modification PDP06-013M Authorizing the Development of a Twenty-Two Unit Condominium Project on a 0.80 Acre Undeveloped Site at the Northwest Corner of Golden Avenue and Washington Street, Lemon Grove, California

#### **4. Connect Main Street Project Status, Vision and Goals**

Carol Dick stated that on January 10, 2014, the City of Lemon Grove received a Notice to Proceed from SANDAG on the Main Street Promenade Extension Planning Project. The Extension Project is approximately two miles of right-of-way and utility easements from the existing Main Street Promenade to the south edge of Lemon Grove.

During the Working Group meetings, it became apparent that the current title of the project was cumbersome, as such the team selected "Connect Lemon Grove" to accurately reflect the nature of the project. The team also came to the conclusion that refining the vision statement and goals to key statements would help the team and the community measure how well the concept meets the needs and desires of the community. The revised vision and goals are consistent with the SANDAG grant.

##### *Revised Vision*

The vision is to create a community corridor that supports active lifestyles and transportation choices by providing a safe, beautiful and sustainable linear parkway that connects people, places and activities for generations to come.

##### *Revised Goals*

1. Mobility options that support active healthy lifestyles
2. Create a sense of place
3. Enhance the natural environment
4. Improve safety and access for all ages
5. Improve connections between neighborhoods and business
6. Respect property and improve property values

##### Public Speaker(s)

There were no requests from the public to speak.

The City Council accepted the refined Vision, Goals and Status Report as presented.

#### **5. City of Lemon Grove False Fire Alarm Ordinance**

Tim Smith stated that in order to reduce the number of false fire alarms, a false fire alarm fee was included in the City's Master Fee Schedule in 2005. The fire department has been using provisions in the California Fire Code and local code amendments to enforce this fee. During local code amendment discussions with the other Heartland Fire and Rescue cities in 2013, it was determined that some local amendment provisions should be included as ordinances to increase their effectiveness and to avoid the need to reintroduce them as amendments every three years.

In 2013, the City's Fire Department responded to 32 false fire alarms and recovered \$1,240 in false alarm fines. The proposed ordinance indicates that a fine can be issued if there are two false alarms in a 30 day period or three false alarms in a six month period. The current false alarm fine is \$155.

The ordinance provides for cost recovery of expenses related to fire department responses to false fire alarms in excess of those outlined in the ordinance. However, adoption of the ordinance will not increase the current false alarm fine amount.

Public Speaker(s)

There were no requests from the public to speak.

**Action: Motion by Mayor Pro Tem Jones, seconded by Councilmember Gastil, to introduce and conduct the first reading of Ordinance 423 passed, by the following vote:**

**Ayes: Sessom, Cook, Gastil, Jones, Vasquez**

**Ordinance No. 423:** An Ordinance of the City Council of the City of Lemon Grove, California Adding Chapter 8.56 False Fire Alarms) to the Lemon Grove Municipal Code

**6. Request for Proposals for Digital Message Board Signs on City-Owned Real Property**

Mike James explained that since the economic downturn in Fiscal Year 2009-2010, the City Council mitigated the loss of revenues by reducing expenditures and began looking for other non-traditional sources of general fund revenue.

In 2013, staff presented a proposal to partner with San Diego Metropolitan Transit System and its regional bus shelter and bench advertisement and maintenance program. While that program was determined to not be a good fit for Lemon Grove, the discussion that staff began with an advertisement firm lead to the idea that digital message board sign(s) may be beneficial to the City.

After discussion, the City Council recommended the following the possibility of reducing the number of billboards with the addition of a digital message board sign, the new digital message board sign should have a different style or appearance that fits the City Council's vision for the City, the transition of each advertisement should be fluid and reduce the amount of flashing lights that may be a distraction for drivers and residents, and add language that discusses shared costs if more than one firm is selected for multiple digital message board signs.

**1.E Recognized Obligation Payment Schedule (January 1, 2015 – June 30, 2015)**

**Action: Motion by Board Member Gastil, seconded by Board Member Jones, to adopt the resolution passed, by the following vote:**

**Ayes: Sessom, Cook, Gastil, Jones, Vasquez**

**Resolution No. 2014-07:** A Resolution of the Successor Agency of the Lemon Grove Community Development Agency Approving the Loans Between the City and Obligating the Successor Agency to Repay City Cash Flow Loans and Related Obligations to the Successor Agency

**City Council Oral Comments and Reports on Meetings Attended at the Expense of the City.**

Councilmember Cook attended the grand opening of Citronica Two.

Councilmember Gastil attended the monthly clergy breakfast, 120<sup>th</sup> Anniversary of Lemon Grove Community Church, and a meeting with the Chancellor for the Grossmont–Cuymaca Community College District.

Mayor Pro Tem Jones attended the grand opening of Citronica Two, Metro Wastewater and SANDAG meetings.

Councilmember Vasquez attended the 120<sup>th</sup> Anniversary of Lemon Grove Community Church, grand opening of Citronica Two, and hosted Coffee with a Councilmember.

### **City Manager and Department Director Reports**

Mike James reported that a Lemon Grove Girl Scout Troop planted two trees at the dog park.

There being no further business to come before the City Council, Housing Authority, Sanitation District Board, Lemon Grove Roadway Lighting District Board, and the Lemon Grove Successor Agency the meeting was adjourned at 8:00 p.m.

*Susan Garcia*

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Susan Garcia, City Clerk